

TOWN OF NATICK
Planning Board Meeting Agenda
Wednesday, March 15, 2023, at 7:00 pm
DRAFT Agenda for informational purposes posted on 02.16.2023
The final agenda will be posted a minimum of 48 hours prior to the public hearing

Hybrid (In-person and Remote) Meeting Information

In-person Information

- Edward H. Dlott (Select Board) Meeting Room located on the 2nd floor of the Natick Town Hall, 13 East Central Street, Natick, MA 01760

Remote Participation Information (Zoom)

- Join via browser <https://us06web.zoom.us/j/89321526573>; or
- Telephone +1 929 205 6099 US; +1 301 715 8592 US; +1 253 215 8782 US
- Meeting ID: 893 2152 6573

I. Public Speak

Any individual may raise an issue that is not included on the agenda and it will be taken under advisement by the Board. There will be no opportunity for debate during this portion of the meeting. This section of the agenda is limited to 15 minutes, and any individual addressing the Board during this section of the agenda shall be limited to 5 minutes.

II. Public Hearings – 2023 Spring Annual Town Meeting Zoning Articles

- 1. 7:00 PM opening public hearing for Zoning Bylaw Amendments for the Highway Mixed-use – I (HM-I)**
To see if the Town will vote to amend the following Sections of the Natick Zoning Bylaw, § III-B Highway Mixed-use (MH-I) Districts Use Regulations; Section IV.B Intensity Regulations by Zoning District by adding a new line for HM-I and further updating the existing Line for In-II** & HM-1; § 324. by adding a new subsection for Intensity Regulations for Highway Mixed Use – I (HM-I); § 325 by adding a new subsection for Open Space Requirements for Highway Mixed Use – I (HM-I) Zoning District; Section 326 by adding a new subsection for Dimensional Regulations for Highway Mixed Use – I (HM-I) Zoning District; and making non-substantive changes in the description of uses or otherwise act thereon.
- 2. 7:00 PM opening public hearing for Zoning Map Amendments for the Highway Mixed-use – I (HM-I)**
To see if the Town will vote to amend the Natick Zoning Map by expanding the HM-I Zoning District to 0 Lakeshore Campus Drive and 24 Superior Drive, in addition from the property frontage of 1 Lakeshore Campus Drive, 13 Superior Drive, 24 Superior Drive, 30 Superior Drive to the centerlines of the fronting streets or ways, as shown on the map; and making non-substantive changes in the description of uses or otherwise act thereon.

III. Public Hearings – Development Projects

- 1. 7:00 pm continued public hearing from 12.21.2022: 0 Pleasant Street**, application of Pleasant Street Realty Trust LLC for a Special Permit Single Family Residential Cluster

IV. Planning Board Business

- Meeting Minutes

V. Adjournment

The meeting will be broadcast and recorded by Natick Pegasus (Government Channel)
POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 30A, SECTIONS 18 – 25,
and held remotely for the public in accordance with
Commonwealth of Massachusetts Actions Suspending Certain Provisions of the Open Meeting Law M.G.L c.
30A, §20
per Andrew Meyer, Chair